

Leon Avenue, Milton Keynes, MK2 2HL

CARTERS residential

3 Leon Avenue
Bletchley
Milton Keynes
MK2 2HL



£450,000

AN EXTENDED, WELL PROPORTIONED AND BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM BAY FRONTED SEMI DETACHED property, on a desirable NON-ESTATE LOCATION, in the heart of Bletchley. The location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston in approximately 45 minutes. It also offers easy access to the A5 and M1, within good school catchment.

The accommodation in brief comprises an entrance hall, lounge with feature fireplace, REFITTED KITCHEN/DINER/FAMILY ROOM with integrated appliances and skylight windows, DOWNSTAIRS SHOWER ROOM, first floor landing, PRINCIPAL BEDROOM WITH ENSUITE, three further bedrooms and a REFITTED FAMILY BATHROOM. The benefits include HIGH CEILINGS, UPVC double glazing, a gas to radiator central heating system upgraded in the last few years, front and rear gardens, OVERSIZED ATTACHED GARAGE WITH AN ELECTRIC UP AND OVER DOOR and a driveway in front offering off road parking. The property is offered with NO UPPER CHAIN and internal viewing comes with our highest recommendation to fully appreciate. EPC rating C.

- Non Estate Location
- In The Heart Of Central Bletchley With All Of Its Amenities
- Walking Distance To Train Station
- Extended Bay Fronted Four Bedroom Semi Detached House
- Downstairs Shower Room
- Refitted Kitchen/Dining/Family Room
- Principal Bedroom With Ensuite
- Refitted Family Bathroom
- Oversized Garage With Driveway
- Beautifully Presented Throughout

















Reception Hall
Entered via a composite door with stained glass light leaded panel and obscure UPVC double glazed side panels. Stairs rising to the first floor. Door to lounge, kitchen/dining/family room and shower room. Under-stairs storage recess. Radiator. Laminate wood flooring.

Lounge
UPVC double glazed bay window to front aspect. Wood surround fireplace with marble hearth and electric cast iron effect burner. Radiator. Laminate wood flooring.

Kitchen/Dining/Family Room
At the heart of the home lies this beautiful open plan kitchen, dining and family space, thoughtfully designed for both everyday living and stylish entertaining.

Dining and Family Area- UPVC double glazed double doors and two UPVC double glazed windows to rear aspect. Three Velux double glazed skylight windows with high ceilings. Original wood surround fireplace. Three vertical panelled radiators. Laminate wood flooring.

Kitchen Area- Quality refitted kitchen comprising a range of wall and base units with square edged work surfaces providing storage. Built-in halogen hob with concealed extractor hood over, double oven and combination microwave oven. Integrated dishwasher. Space for fridge/freezer. Central island/breakfast bar with storage units under. Splashbacks. Courtesy door to garage. Laminate wood flooring. Spotlights to ceiling.

Downstairs Shower Room
White three-piece suite comprising of a fully tiled shower cubicle with thermostatic shower, wash hand basin with vanity unit under and a low level WC. Fully tiled walls. Mini chrome heated towel rail. Ceramic tiled flooring. Inset spotlights and extractor fan to ceiling.

First Floor Landing
Doors to four bedrooms and a bathroom. Loft access.

Principal Bedroom
Dual aspect with UPVC double glazed windows to front and rear elevation. Vertical panelled radiator. Sliding door to ensuite.

Ensuite
UPVC double glazed window to front elevation. White three-piece suite comprising of a fully tiled shower cubicle with thermostatic shower, wash hand basin with vanity unit under and a low-level WC. Heated towel radiator. Fully tiled walls and floor. Inset spotlights and ceiling-mounted extractor fan.

Bedroom Two
UPVC double glazed bay window to front elevation. Two sets of mirror-fronted double wardrobes. Radiator. Laminate wood flooring.

Bedroom Three
UPVC double glazed window to rear elevation. Radiator.

Bedroom Four
UPVC double glazed window to front elevation. Radiator. Laminate wood flooring.

Family Bathroom
Obscure UPVC double glazed window to rear elevation. Refitted white three-piece suite comprising a panel bath with thermostatic shower tap over and glass screen, wash hand basin with vanity unit under and a low level WC. Heated towel rail. Fitted storage cupboard housing wall-mounted boiler. Fully tiled walls and floor. Inset spotlights and ceiling mounted extractor fan.

Exterior
Front Garden-Mainly laid to slate with a pathway leading to front door. Small brick retaining wall to front. Driveway to side in front of garage offering off-road parking.

Rear Garden-Well maintained, comprising of a timber decked patio with pergola. The remainder is mainly laid to lawn with planted borders. Apple, pear and plum trees. Raised planted borders. Two pathways leading to the foot of the garden. Water feature. Outside tap. External power supply. Paved area leading to a courtesy door garage. Fully enclosed.

Oversized Garage
Attached oversized garage with high ceiling and an electric up and over door. Sink with drainer. Plumbing for washing machine. Power and light.

Property Information
Tenure: Freehold
Local Authority: Milton Keynes Council.
Council Tax Band: Band C

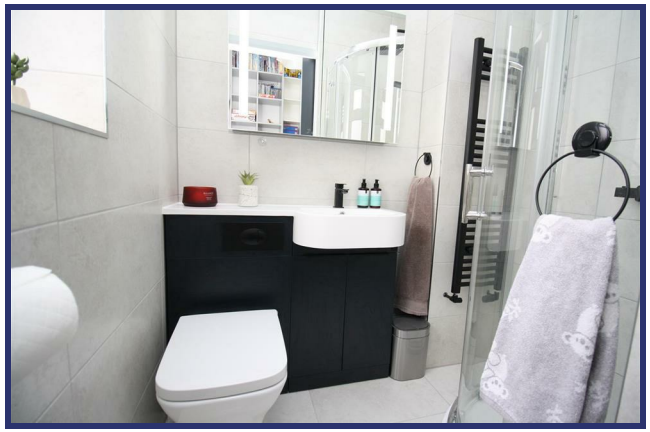
Note To Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.









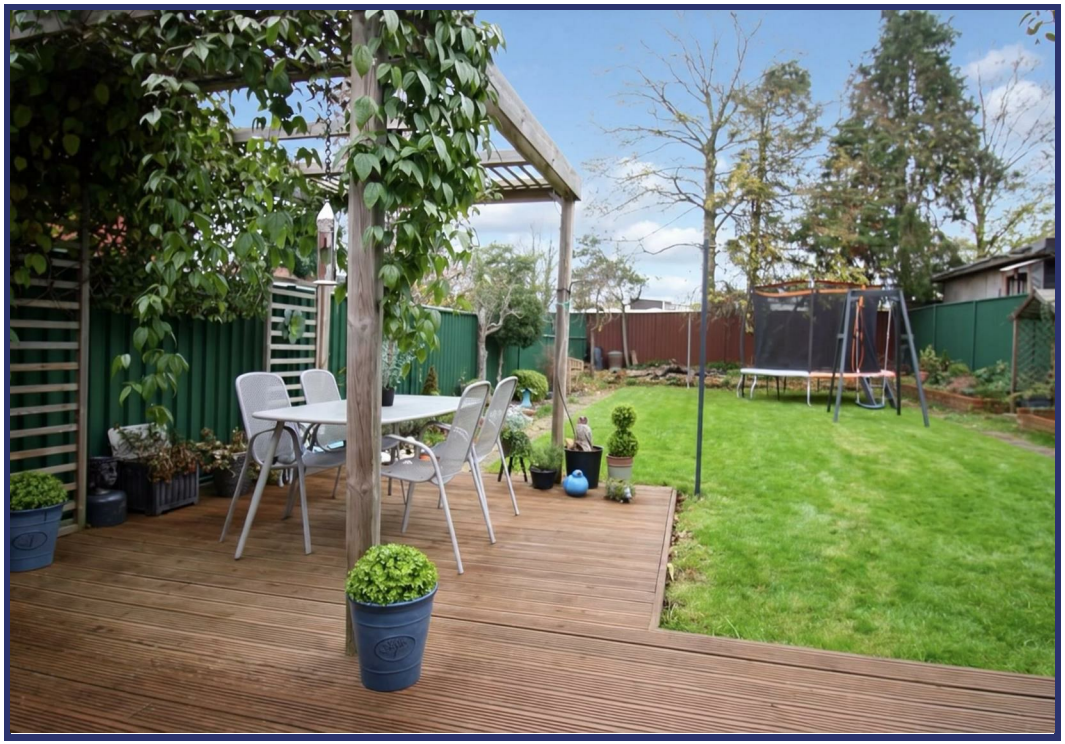




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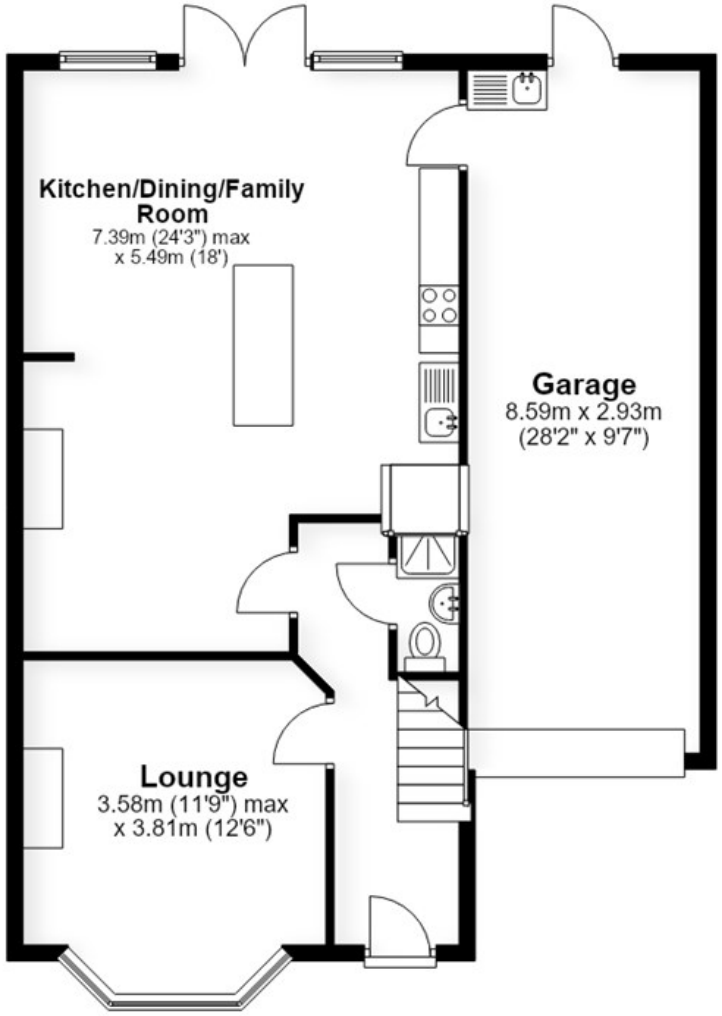






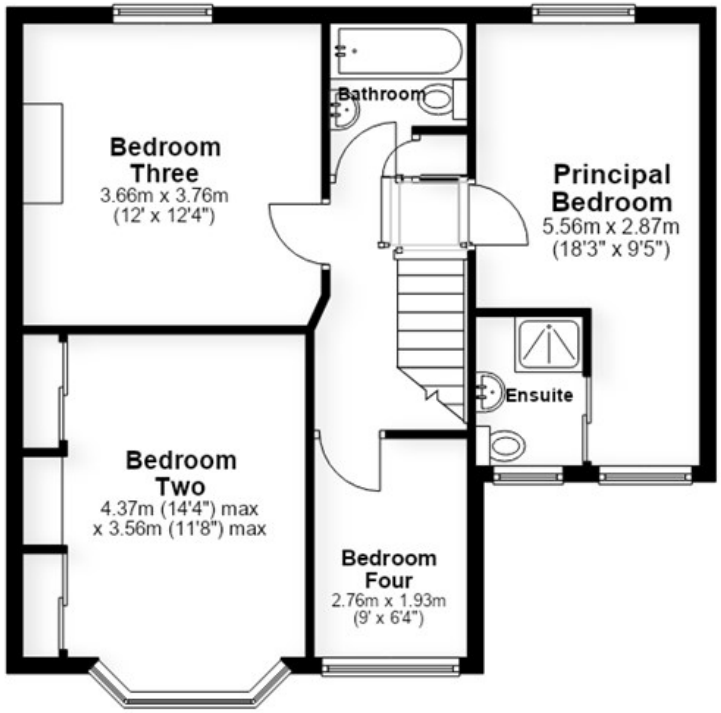
Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)

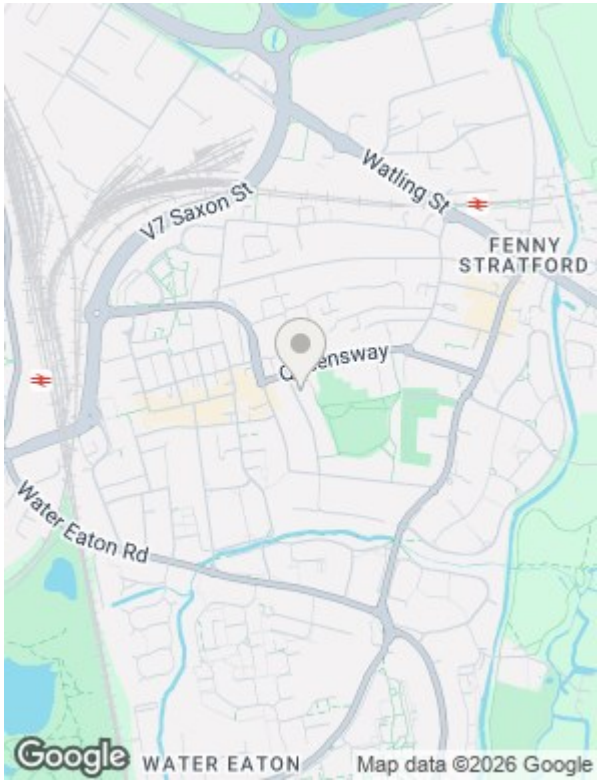


First Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 148.2 sq. metres (1595.4 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

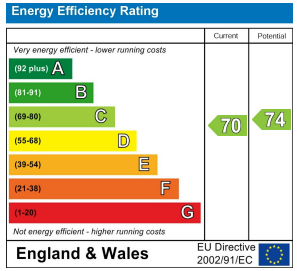
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